

Applicants are reminded that all Return Receipts from Certified Mail of Public Hearing must be submitted prior to Public Hearing for the application to be heard.

**All Applicants and Property Owners  
And/or their Legal Representative Must be Present.**

## **AGENDA**

### NOTICE OF MEETING

#### **WARRICK COUNTY AREA PLAN COMMISSION**

Regular meeting to be held in Commissioners Meeting Room,  
Third Floor, Historic Court House,  
Boonville, IN  
Monday, June 9, 2014, 6:00 PM  
North & South doors of Historic Court House open at 5:50 P.M.

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL:**

**MINUTES:** To approve the Minutes of the last regular meetings held April 14, 2014 and May 12, 2014

### **REZONING PETITIONS:**

**PC-R-14-05 – Petition of Raymond & Kristi Roettger** to rezone 5.809 acres located on the N side SR 62 approximately 160' W of the intersection formed by SR 62 and Aigner Dr., Boon Twp. from "M-1" Light Industrial to "CON" Recreation and Conservancy. *Complete legal on file. Advertised in the Standard May 29, 2014.*

**PC-R-14-06 – Petition of Raymond & Kristi Roettger** to rezone 3.01 acres located on the N side SR 62 approximately 538' W of the intersection formed by SR 62 and Aigner Dr., Boon Twp. from "M-1" Light Industrial to "CON" Recreation and Conservancy. *Complete legal on file. Advertised in the Standard May 29, 2014.*

**PC-R-14-07 – Petition of Raymond & Kristi Roettger** to rezone 2.11 acres located on the N side SR 62 approximately 538' W of the intersection formed by SR 62 and Aigner Dr., Boon Twp. from "M-1" Light Industrial to "CON" Recreation and Conservancy. *Complete legal on file. Advertised in the Standard May 29, 2014.*

**PC-R-14-08 – Petition of Maken Corporation, Daniel Ubelhor, Pres. and Ubelhor Development, L.P., Daniel Ubelhor, Pres.** to rezone 7.77 acres located on the E side of Anderson Rd. and N side of Vann Rd. approximately 0' E and 842' N of the intersection formed by Vann Rd.(S 350) & Anderson Rd. (W 600)from "M-2" General Industrial and "C-4" General Commercial to PUD – Planned Unit Development consisting of "C-4" General Commercial with a Development Plan (Primary Plat), being Lot 6 & Pt. Lot 5 Warrick Research and Industrial

Center # 7 recorded in Doc. # 2007R-000424 in the Office of the Warrick County Recorder and Part Sec. 19-6-8 Ohio Twp. *Complete legal on file. Advertised in the Standard May 29, 2014.*

**PC-R-14-09 – Petition of Maken Corporation, Daniel Ubelhor, Pres.** to rezone two parcels ~ {Parcel one 1.82 acres (part of Lots 1 & 2 in Warrick Research and Industrial Center # 7 recorded in Doc. # 2007R-000424 in the Office of the Warrick County Recorder) ; Parcel two 1.19 acres ( part of Lot 5 in Warrick Research and Industrial Center #7 recorded in Doc. # 2007R-000424 in the Office of the Warrick County Recorder)}. Property on the E side of Anderson Rd. and N side of Vann Rd. Parcel 1 approximately 700' E of the intersection formed by Vann Rd. (S 350) & Anderson Rd. (W 600) and Parcel 2 approximately 350' E and 750' N of the intersection formed by Vann Rd. (S 350) & Anderson Rd. (W 600) from "C-4" General Commercial to "M-2" General Industrial zoning district, Ohio Twp.. *Complete legal on file. Advertised in the Standard May 29, 2014.*

#### **SUBDIVISIONS FOR PRIMARY PLAT APPROVAL:**

**PP-14-06 – Peachwood of Warrick Place VI by Allan R. Holweger and Brent Holweger. OWNERS: Allan R. Holweger and Century Real Properties LLC, Brent Holweger, Ptr.** 4.66 acres located on the E side of SR 261 approximately 0' SE of the intersection formed by SR 261 and Vann Rd. & on the N side of Haley Dr. approximately 461' NE of the intersection formed by Haley Dr. and Peachwood Dr. being a subdivision of Lot 12 in Peachwood of Warrick Place IV recorded in Doc. #2001R-0014982 in the Office of the Warrick County Recorder, Ohio Twp. *Advertised in the Standard May 29, 2014.*

**PP-14-07 – Pemberly Place PUD by Maken Corporation, Daniel Ubelhor, Pres. and Ubelhor Development, L.P., Daniel Ubelhor, Pres.** 7.77 acres located on the E side of Anderson Rd. and N side of Vann Rd. approximately 0' E and 900' N of the intersection formed by Vann Rd. (S 350) & Anderson Rd. (W 600), being Lot 6 & Pt. Lot 5 Warrick Research and Industrial Center # 7 recorded in Doc. # 2007R-000424 in the Office of the Warrick County Recorder and Part Sec. 19-6-8 Ohio Twp. *Complete legal on file. Advertised in the Standard May 29, 2014.*

#### **OTHER BUSINESS:**

**Formal Complaint:** Annetta Page ~ 247 Stevenson Station Rd., Chandler, IN ~ alleged public nuisance & junk salvage yard in an "A" Agriculture zoning district. Cease and desist letter sent April 22, 2014.

**Determination:** 20 foot tall Cross to be located on vacant "A" Agriculture zoning and in an AE Flood Plain.

**Zoning Determination:** Winery

**Determination:** Amending Ordinance ~ Amend Special Use (SU 27) ~ Child Care Center (to Child Care Home) which has at least seven (7) and no more than twelve (12) children not related to the provider. Does owner/applicant have to reside in home.

**ATTORNEY BUSINESS:**

**EXECUTIVE DIRECTOR BUSINESS:**

To transact any other business of a regular meeting.